

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Damon McQuaid, Chair
Matthew Allison, Vice-Chair
Kenneth Chenis, Clk.
Gregory Bittner, Mbr.
David Prokowiew, Mbr.



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Adam R. Burney
Land Use Director

Minutes Informational Meeting (cont'd) 10 Massachusetts Avenue July 27, 2015

Meeting Posted: Yes

Time: 6:30 PM

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

The Informational Meeting, continued from July 13, 2015, was to hear and discuss an application for development plan review under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for a used car lot at 10 Massachusetts Avenue.

Applicant is Adnan Inayat, dba Premium Motors. At the July 13th meeting, the Board requested the Applicant provided a scaled parking plan showing both customer and staff parking, to include parking at the building rear.

A parking plan was provided along with a Tenant Agreement letter signed by all tenants of the site and the property owner.

M. Allison apologized to the Applicant for an improper character assessment by one of the tenants at the July 13th meeting.

Fourteen (14) parking spaces are on site; the Applicant is requesting ten (10) of them. A no parking area will be designated in front of the rear access. The Applicant does not plan to stripe the parking spaces or the loading zone area. Parking spaces are 9 x 20 feet and at least one of the spaces should be a handicap parking space.

Andrea Adams, 39 Pleasant Street- Presented letter to the Board (on file in Planning Office) urging the Board to be comfortable with the parking situation. She also noted to the Board that the Fallon Medical Clinic across Massachusetts Avenue is actually located in Fitchburg and that the Applicant needs to investigate whether the off-loading of vehicles would be permitted by that facility's permit. (The Applicant had mentioned at the July 13th meeting that he had an agreement with the medical building for the offloading of vehicles.) The Applicant noted to avoid that issue, he no longer plans to offload vehicles in the medical building's parking lot.

Lance Rozell (property owner)- Noted that the other two businesses on site do not have a high number of customers. The rear of the building is used only by the tenants.

Frank Dower, FunStuf Rentals- His concern at the July 13th meeting was that he has access to the back lot where his warehouse is located. Under the parking agreement with the tenants, the drive to the rear will be clear and he is comfortable with the customer parking at the front of the building.

The Applicant wishes ten (10) spaces; eight (8) for the sale vehicles, one for himself and one for a customer. He no longer needs parking at the building rear.

The Board discussed possible conditions they wanted placed on the Approval. Stripe the parking spaces to be in compliance with the Massachusetts AAB (Architectural Access Board). Denote one handicap parking space. Vehicle delivery between 9:00 AM and 6:00 PM. Vehicle delivery will not block access to rear of building. No loading/unloading within the State layout.

M. Allison, Motion to approve with outlined conditions:

Parking is striped in accordance with the fourteen (14) spaces shown on the Plan.

One handicap parking space is provided in accordance with the Massachusetts AAB (Architectural Access Board).

No loading/unloading between the hours of 9:00 AM and 6:00 PM.

Delivery shall not block area between buildings or access from Mass Ave to rear of building.

Second, K. Chenis

Discussion: A. Burney noted to the Board a condition of no loading/unloading within the State layout. Board declined.

M. Allison amended Motion that a 15 foot wide loading zone is provided behind the building, Second, K. Chenis, all aye.

Conditions will be prepared for Board signature at its August 10, 2015 meeting.

Informational Meeting closed at 7:32 PM.